

NEW INDUSTRIAL/ WAREHOUSE UNITS

TO LET

7,231 – 21,698 sq ft (672– 2,016 sq m)

Under construction
Ready for occupation Q4 2026



HIGH SPECIFICATION UNITS



JUNCTION 7 M5 LESS THAN 1 MILE



ESTABLISHED ESTATE

LOCATION

Crucible Business Park is located on Woodbury Lane, Norton, just off the B4084 Pershore Road which provides direct access to Junction 7 of the M5 motorway which is less than 1 mile away. Worcester is served by both Junctions 7 and 6 of the M5 motorway and is, therefore, strategically located with easy access to the national motorway network, notably the M6, M42, M40 and M50 motorways.

Worcestershire Parkway train station is located to the immediate south and can be accessed via a pedestrian bridge adjacent to the business park.

ACCOMMODATION

Unit	Ground Floor Sq ft (Sq m)	First Floor Offices Sq ft (Sq m)	Total Sq ft (Sq m)
8A	6,498 (604)	733 (68)	7,231 (672)
8B	6,504 (672)	732 (68)	7,236 (672)
8C	6,498 (604)	733 (68)	7,231 (672)
Total (Gross Internal Area)			21,698 (2,016)

Units are available individually or as combinations or as a whole

Worcester is located 28 miles south west of Birmingham and 61 miles north of Bristol.

DESCRIPTION

Unit 8 is a terrace of 3 units which are available individually or can be combined. The units are currently being constructed to a high specification to comprise industrial/warehouse accommodation together with first floor offices. The units will be available for occupation Q4 2026.

Crucible Business Park is an established and prominent warehouse and manufacturing estate comprising a range of units.

SPECIFICATION



7m to eaves



Integrated first floor air conditioned offices



Electric up and over door



138 kVA power supply to each unit



Dedicated parking with EV charging



EPC target A





TERMS

The units are available to let on new full repairing and insuring leases.

RENT

Upon application

PLANNING

Planning for E, B2 and B8 uses.

VAT

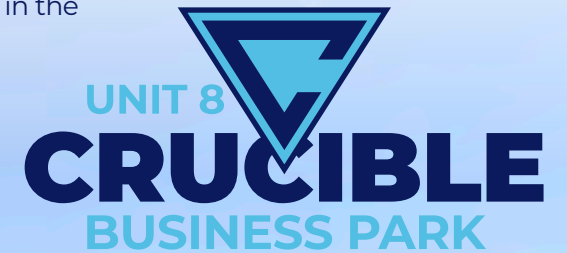
The premises have been elected for VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.





Sat Nav: WR5 2BA

What 3 words: collision.solds.relatng

VIEWINGS

For further information or to arrange an inspection please contact:

**fisher
german**
01905 728444

Richard Tomlinson
07967 195147
richard.tomlinson@fishergerman.co.uk

BULLEYS
01905 633333
BULLEYS.CO.UK

Lewis Giles
07779 994141
lewis.giles@bulleys.co.uk



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